



**CITY OF COVINA
PLANNING COMMISSION AGENDA
REGULAR MEETING, TUESDAY, AUGUST 9, 2016
COUNCIL CHAMBER, CITY HALL
125 EAST COLLEGE STREET
7:00 P.M.**

PLEASE NOTE: THOSE WHO WISH TO ADDRESS THE PLANNING COMMISSION ON ANY ITEM ARE REQUESTED TO FILL OUT A SPEAKER'S CARD AND LEAVE IT WITH A MEMBER OF THE STAFF PRIOR TO THE ITEM BEING CALLED. THE PURPOSE OF THIS IS TO ENSURE THAT YOUR NAME AND ADDRESS ARE CORRECTLY IDENTIFIED IN THE MINUTES OF THE PLANNING COMMISSION.

CALL TO ORDER

- A. Pledge of Allegiance.
- B. Roll Call of Commissioners: Connors, Hodapp, Manning, McMeekin and Patterson.
- C. Amendments to the Agenda.

PUBLIC COMMENTS

Citizens wishing to address the Commission on any matter **not** on the agenda may do so at this time. Citizens wishing to be heard on any matter on the agenda, please wait until that point on the agenda. **Please keep your comments to five minutes or less and try not to be repetitive.** Under the provisions of the Brown Act, the Commission is prohibited from taking action on oral requests but may refer the matter to staff or to a subsequent meeting.

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine, and will be enacted by one motion. There will be no separate discussion on these items prior to the time the Planning Commission votes on them, unless a member of the Planning Commission requests that a specific item be removed from the Consent Calendar for discussion.

- 1. Approval of Minutes of the Regular Meeting of July 12, 2016.
- 2. Approval of Minutes of the Regular Meeting of July 26, 2016.

CONTINUED PUBLIC HEARINGS

None

PUBLIC HEARINGS

The Planning Commission will address the below-listed items in the following sequence:

- Staff Report
- Questions of staff from Commission
- Open the public hearing
- Receive testimony in favor and in opposition of the item
- Close the public hearing

- Commission comments and discussion
 - Motion to approve, deny, or continue application
 - Roll Call Vote
1. Public Hearing to consider Zoning Code Amendment (ZCA) 16-003, a request to change the public hearing date and notice requirements from the required fifteen (15) days prior to the hearing to (10) days prior to the hearing. The proposed changes apply to the following sections of the Covina Municipal Code: Chapter 17.58.130 (Planned Community Development); Chapter 17.62.100, 17.62.110 and 17.62.150 (Conditional Use Permit); Chapter 17.78.080, 17.78.090 and 17.78.130 (Variance); Chapter 17.80.040, 17.80.050, 17.80.070 (Zoning Code Amendment); and Chapter 17.80.120, 17.80.130 and 17.80.150 (Zone Change). The proposed change complies with Government Code Section 65090.

Staff Recommendation: Adopt **Resolution No. 2016-023PC**, recommending approval of Zoning Code Amendment (ZCA) 16-003 to the City Council.

Pursuant to the California Environmental Quality Act (CEQA), the City has analyzed the proposed changes to the various sections of the Covina Municipal Code and determined that the activity in question will not have the potential of causing a significant effect on the environment. Therefore, it has been determined that the proposed project would be exempt in accordance with Section 15061(b)(3) of the CEQA Guidelines.

2. Public Hearing to consider application Conditional Use Permit (CUP) 16-008, a request to operate a massage establishment in a vacant 1,400-square foot retail-oriented tenant space, within a neighborhood shopping center, at 1006 North Citrus Avenue.

Staff Recommendation: Adopt **Resolution No. 2016-024PC**, denying Conditional Use Permit Application 16-008.

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15270(a), which provides that CEQA does not apply to projects which a public agency rejects or disapproves.

10-day appeal period: Actions taken by the Planning Commission that are not recommendations to the City Council will become final after ten (10) calendar days unless a written appeal with the appropriate fee is lodged with the City Clerk's office before close of business on the tenth day.

NEW BUSINESS

None

GENERAL MATTERS

None

ADMINISTRATIVE ITEMS

1. Information and Announcements
2. Commission Comments

ADJOURNMENT

Adjourn to a regular meeting of the Planning Commission at 7:00 p.m. on August 23, 2016 in the Council Chamber of Covina City Hall.

I, Alan Carter, City Planner of the City of Covina, or his designee, hereby declare that a true and accurate copy of the forgoing agenda was posted on August 4, 2016 near the front entrance of City Hall, 125 East College Street, Covina, and on the City's official Internet Website, in accordance with Governmental Code Section 54954.2(a.)

Additional information on any agenda item can be obtained by contacting the Planning Division at 125 East College Street, Covina, or by telephoning (626) 384-5450.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Planning Division office at (626) 384-5450 or the California Relay Service. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.